



Nestled in the tranquil hamlet of Holden on the edge of the picturesque village of Bolton-by-Bowland, Summerfield is a substantial five-bedroom detached farmhouse offering breath-taking panoramic views over the surrounding Lancashire countryside, including the iconic Pendle Hill. Set within approximately 1.3 acres and offering around 4,000 square feet of living space, this remarkable home presents a rare opportunity to create a truly special rural retreat, with scope for modernisation and even potential development.

Approached via a private gated driveway, the property enjoys a commanding position, surrounded by sweeping gardens, a stable block, and an adjoining paddock—perfect for pony owners or those seeking a countryside lifestyle with space for low-volume livestock. A potential building plot, subject to the necessary planning consents, adds further appeal for those looking to expand or develop.

Stepping inside, the entrance vestibule opens into a generous L-shaped hallway, complete with cloakroom WC and stairs rising to the first floor. The ground floor flows through a series of well-proportioned reception rooms, each framing spectacular rural views from every window—each one resembling a landscape painting. The dining room, with a central fireplace and French doors, leads seamlessly into the living room, a warm and characterful space anchored by a large stone fireplace with a log-burning stove. French doors open onto the rear garden, while a side window perfectly frames Pendle Hill in the distance.

At the heart of the home, the kitchen/diner features traditional shaker-style cabinetry, maple worktops, and a Rangemaster induction hob and four-drawer oven. A feature stone fireplace, integrated dishwasher, and ample space for dining complete this welcoming, functional space—ready to be re-imagined. Also on the ground floor, a large office with an expansive picture window is flooded with natural light and would make an ideal creative studio or work-from-home hub. A children's playroom, which could also serve as a second office or snug, adds to the home's flexibility. A generously sized utility room provides further practicality, with worktops, plumbing for laundry appliances, and internal access to the integral double garage with electric up-and-over door and rear workshop area.

The first floor is equally generous in scale. A mezzanine landing with built-in storage leads to five double bedrooms, first floor lounge, each boasting skylights and uninterrupted countryside views. The principal bedroom includes a separate dressing room and a four-piece en-suite bathroom, both also naturally lit via skylights. Two additional family bathrooms—one with a panelled bath, the other with a corner shower—ensure comfort and convenience for a busy household.

A particular highlight is the first-floor lounge, accessed via an inner hall and spanning the rear of the property. With exceptional light and views, this space offers incredible potential—perfect as a children's den, games room, or even as the foundation for a luxurious principal suite.

Externally, the grounds are as impressive as the interiors. The sweeping lawned rear garden enjoys some of the most remarkable views the Ribble Valley has to offer. A stable block and the adjoining paddock wrap around the garden, ideal for equestrian use or hobby farming. With a large double garage, ample off-road parking, and a real sense of peace and seclusion, Summerfield is a rare find in a truly idyllic setting.

Positioned just minutes from the charming village centre of Bolton-by-Bowland, and with easy access to Clitheroe, Gisburn, and beyond, Summerfield offers an exceptional opportunity to create a dream home in one of the Ribble Valley's most serene and scenic locations. The village offers a welcoming pub, tearooms, and access to scenic woodland and riverside walks, as well as nearby villages like Chatburn and Slaidburn. Clitheroe, 16 minutes south, features a farmers' market, while Skipton, 25 minutes east, offers shops, restaurants, and supermarkets.

Services

Oil fired central heating, mains electricity, mains water, mains drains.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band F.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP

Monday to Friday - 9.00am to 5.00pm

Saturday - 9.30am to 1.30pm

01254 828810

8 York Street, Clitheroe, BB7 2DL

Monday to Friday - 9.00am to 5.00pm

01200 428691

Money-Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction)



Total area: approx. 367.8 sq. metres (3958.4 sq. feet)









